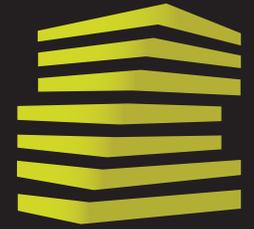


**FOR LEASE ONLY**

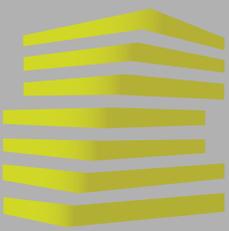


**LOCATION.**  
commercial real estate

**250 SOUTH  
COUNTY  
CENTER WAY**

FORMER SEARS BOX AT SOUTH COUNTY CENTER

**ST. LOUIS, MO**



# 250 S. COUNTY CENTER WAY

## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

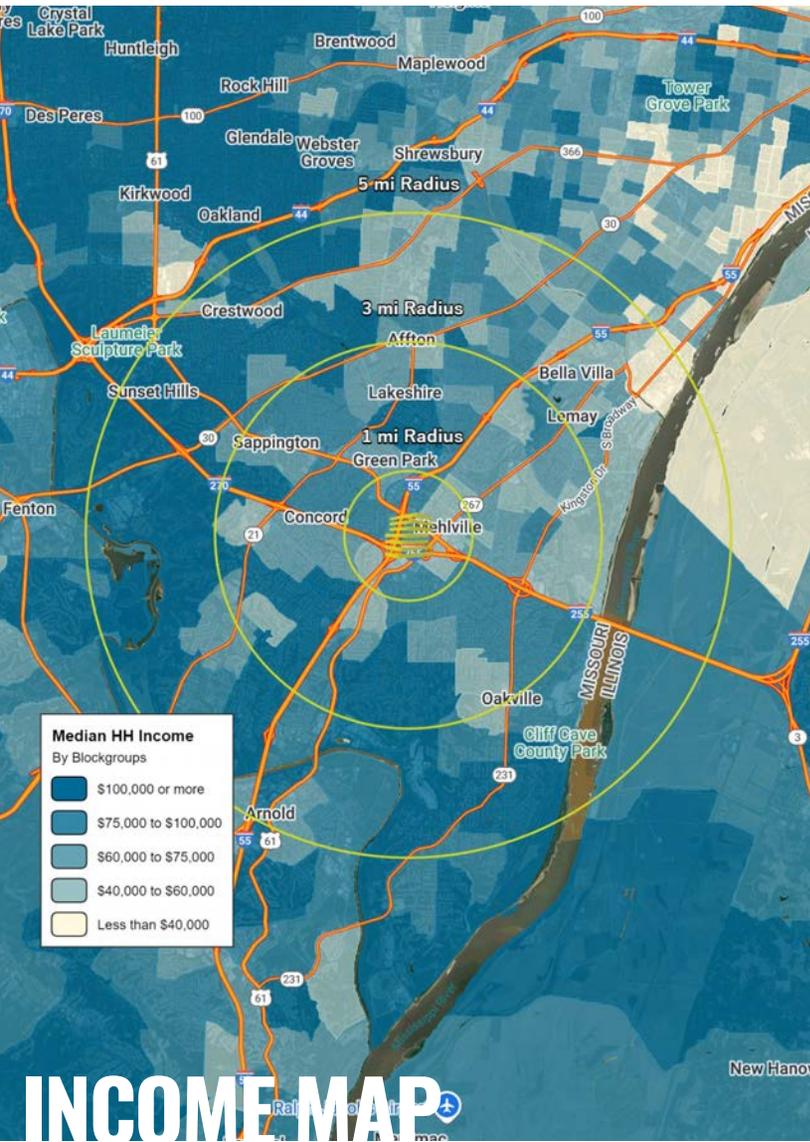
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)

314.363.8327 (MOBILE)

Bill@LocationCRE.com



### TRADE AREA OVERVIEW

While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis county and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government conveyed tracts of land to St. Louis County to operate as a historical park. Jefferson Barracks is now the site of two County Parks, a National Guard Base and a Veterans Administration Hospital. The 135-acre National Guard post is home to the Missouri Army National Guard's largest brigade. Jefferson Barracks National Cemetery, established in 1826, is an American military cemetery. As of 2011, over 183,000 people are interred there.

South County Center, located in Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, Dick's and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in Sappington. The multiplex theatre features an IMAX theatre and arcade. River City Casino, in Lemay, opened in 2010 on the western bank of the Mississippi River. The casino sits on 56 acres and includes 90,000 square feet of gaming space. Additionally, the casino is home to live events as varied as concerts by nationally known artists and boxing matches.

	1 mile	3 miles	5 miles
<b>POPULATION</b>	10,350	92,832	191,833
<b>HOUSEHOLDS</b>	4,946	41,015	84,442
<b>EMPLOYEES</b>	6,534	33,748	66,530
<b>MED HH INCOME</b>	\$64,530	\$79,966	\$82,567

### AREA RETAIL | RESTAURANTS

planet fitness

JOANN

BUFFALO WILD WINGS

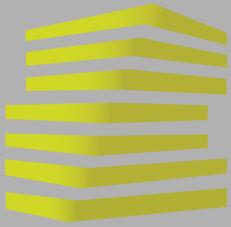
BEST BUY

five BELOW

Chick-fil-A

DICK'S SPORTING GOODS

BOOT BARN



# 250 S. COUNTY CENTER WAY

## SITE PLAN & DETAILS

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

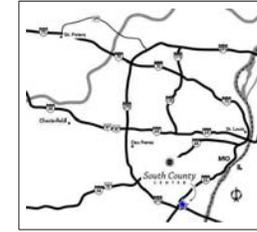
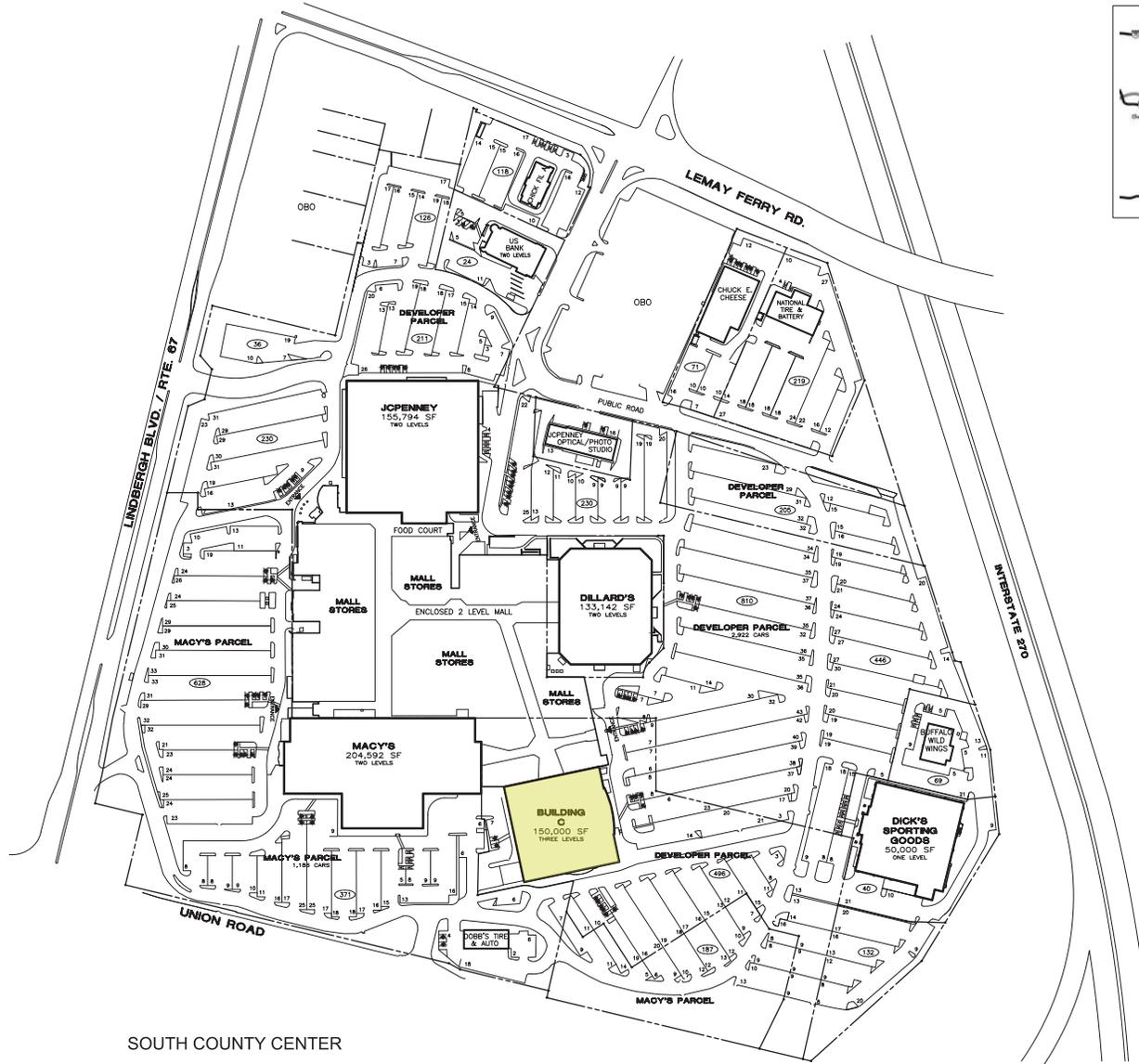
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)

314.363.8327 (MOBILE)

Bill@LocationCRE.com



SITE LOCATION MAP

- FORMER SEARS BOX AT SOUTH COUNTY CENTER IN ST. LOUIS, MO
- SUPER REGIONAL DRAW IN A STRONG RETAIL TRADE AREA
- 150,000 SF AVAILABLE, 50,000 SF PER LEVEL
- EXCELLENT VISIBILITY AND HIGH TRAFFIC COUNTS
- SURROUNDING RETAILERS INCLUDE COSTCO, HOME DEPOT, TARGET, MACY'S, MARSHALLS, FLOOR & DECOR, DICK'S SPORTING GOODS, PETSMART, AND DILLARDS
- CALL BROKER FOR MORE DETAILS

SOUTH COUNTY CENTER



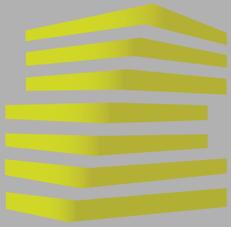
# LOCATION.

commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# 250 S. COUNTY CENTER WAY

## MARKET AERIAL

SCOTT BITNEY

BILL SIEMS

314.818.1550 (OFFICE)

314.818.1566 (OFFICE)

314.276.4673 (MOBILE)

314.363.8327 (MOBILE)

Scott@LocationCRE.com

Bill@LocationCRE.com



# LOCATION.

commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.